

GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 4" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.

LANDSCAPE RECOMMENDATIONS		
REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION 16.06.050: LANDSCAPING - IN NON-RESIDENTIAL DEVELOPMENTS WHERE PROPERTY ADJUTS ANY PUBLIC RIGHT-OF-WAY, AT LEAST ONE SHADE TREE PER FORTY (40) LINEAR FEET OF ROAD FRONTAGE SHALL BE PLANTED ADJACENT TO ROAD RIGHTS-OF-WAY. TREES PLANTED ALONG ROAD FRONTAGE IN NON-RESIDENTIAL DEVELOPMENTS MAY BE CREDITED TOWARD OVERALL ON-SITE LANDSCAPING REQUIREMENTS SET FORTH IN TABLE 16.06.050-01.	SR 32 (1056 LF): - 26.4 DEC. TREES  AUSTRIAN PINE WAY (300 LF): - 10 DEC. TREES	- 27 DEC. TREES  - 10 DEC. TREES
SECTION 16.06.060: LANDSCAPING - WITHIN BUFFER YARDS, AT LEAST ONE (1) EVERGREEN TREE PER THIRTY (30) LINEAR FEET AND FIVE (5) EVERGREEN SHRUBS PER THIRTY (30) LINEAR FEET SHALL BE PLANTED. SUCH PLANTINGS SHOULD BE ARRANGED IN A MANNER THAT CREATES A VISUAL BARRIER BETWEEN USES WITHOUT PRECLUDING CONNECTIVITY BETWEEN USES. IN ORDER TO CREATE A MORE EFFECTIVE BUFFER, THE PLAN COMMISSION MAY APPROVE EVERGREEN TREES TO BE SUBSTITUTED IN LIEU OF EVERGREEN SHRUBBERY ON A 1:3 BASIS (TREE:SHRUB). UP TO 60% OF SHRUBBERY MAY BE SUBSTITUTED FOR TREES.	AUSTRIAN PINE WAY (15' x 300 LF): - 10 EVG. TREES - 50 EVG. SHRUBS	- 10 EVG. TREES - 51 EVG. SHRUBS

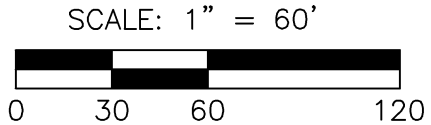
PLANT SCHEDULE		PLANT SCHEDULE		PLANT SCHEDULE		PLANT SCHEDULE		PLANT SCHEDULE	
PLANT	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	SPACING	CENTER	SPECIAL	INSTRUCTIONS
CANOPY DECIDUOUS TREES									
Ar	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	9	X		SEE PLAN	X	
Gl	GLADIOLUS TRACANTHOS INERMIS 'SKYCOLE' PP1619	SKYLINE HONEYLOCUST	2 1/2"	9	X		SEE PLAN	X	
Li	LIRODENDRON TULIPIFERA	TULIP TREE	2 1/2"	9	X		SEE PLAN	X	
Qi	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2"	3	X		SEE PLAN	X	
Ti	TILIA AMERICANA	AMERICAN LINDEN	2 1/2"	4	X		SEE PLAN	X	
Zs	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	3	X		SEE PLAN	X	
EVERGREEN TREES									
Po	PICEA OMORICA	SERBIAN SPRUCE	8'	3	X		SEE PLAN	X	
Pp	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	8'	7	X		SEE PLAN	X	
EVERGREEN SHRUBS									
Im	ILEX X MESERVEAE	MESERVEAE HOLLY	18"	31		X	SEE PLAN	MIN 18"	
Pm	PINUS MUGO	MUGO PINE	18"	3		X	SEE PLAN	MIN 18"	
Tm	TAXUS X MEDIA	ANGLO-JAPANESE YEW	18"	3		X	SEE PLAN	MIN 18"	
To	THUJA OCCIDENTALIS 'WOODWARD'	GLOBE ARBORVITAE	18"	14		X	SEE PLAN	MIN 18"	

LANDSCAPE PLAN NOTES

- ALL LANDSCAPING SHOWN IS FOR THE FULL BUILDOUT OF THE SITE, EXCLUDING THE LANDSCAPE REQUIREMENTS FOR THE INDIVIDUAL LOTS. THE LANDSCAPE SHOWN WILL BE INSTALLED DURING THE FULL BUILD OUT OF THE SITE.
- THE EXISTING TREELINE IS TO REMAIN AND COUNT TOWARDS THE REQUIRED REAR BUFFERYARD.

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATE LOCATION ON SITE.



Within Indiana Call  
811 or 800-382-5544  
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue  
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**WEIHE ENGINEERS**  
Land Surveying/Civil Engineering  
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY	ISS
ISSUED FOR CITY SUBMITTAL	08-22-2013	BIS	



ROBERT A. MEZOWSKI L.A.80050080

PREPARED FOR:  
**WILFONG LAND COMPANIES**  
SOUTHEAST CORNER OF STATE ROAD 32 AND AUSTRIAN PINE WAY  
**LANDSCAPE PLAN**  
Part of the NW/4 of Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.  
**L101**  
PROJECT NO.  
W13.0243